



REAL ESTATE MORTGAGE

BOOK 1361 PAGE 41

State of South Carolina,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said Rebecca And Pierce W. Strange hereinafter called Mortgagor, in and by OUR certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal sum of Four thousand four hundred twenty-four & 97/100 Dollars (\$4,424.97), with interest thereon payable in advance from date hereof at the rate of 11.75 % per annum; the principal of said note together with interest being due and payable in (60)

monthly installments as follows: Beginning on March, 1976, and on the same day of each month period thereafter, the sum of Ninety-eight and 63/100 Dollars (\$98.63) and the balance of said principal sum due and payable on the day of , 19 .

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of % per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

ALL that certain piece, parcel or lot of land situated, lying and being in the State and County of foresaid, Chick Springs Township, about two miles southwest from Taylors, lying on the west side of the Brushy Creek Road, being of Tract No. 1 as shown on Plat of property of Eliza Phillips, Estate, said plat prepared by Dalton and Neves, Eng's Marsh 1935, and being a part of the same land that was conveyed to me by deed from Bessie P. Elmore, Executrix, May 24th, 19 , recorded in the office of R.M.C. for Greenville County in Deed Book 129 at page 316, and having the following courses and distances, to wit:

Beginning on a nail and stopper in the center of the said road, joint corner of an additional strip being conveyed this day to Thomas T. Strange, and runs thence with the said road, S. 42-08 E. 67.5 feet to a nail stopper in the said road; thence S. 34-58E. 32.5 feet to a nail and stopper in the said road; thence 63-00 W. 18 feet to an iron pin on the west bend of the road, then continuing with the same course for a total distance of 200 feet to an iron pin; thence S. 89-45W. 359 feet to a Post Oak Tree, 3 x 0.M. joint corner of the Chas. Phillips lands; thence with the common line of the Chas. Phillips lands and of tract No. 1 of the Eliza Phillips lands, N. 36-27 E. 100 feet to an iron pin on the said line and joint corner of the strip being conveyed to Thomas R. Strange; thence S. 88-05 E. 237.5 feet to an iron pin; thence N. 61-22E. 200 feet to the beginning corner (iron pin on back on line 23 ft.) containing One Acre, more or less.



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